

**SPEX 2010-0003**  
**HS -7 DULLES SOUTH HIGH SCHOOL AND ELEMENTARY SCHOOL**  
**GOSHEN ROAD ASSEMBLAGE**  
**CONDITIONS OF APPROVAL**  
**(September 23, 2010)**

1. **Substantial Conformance.** The development of the Special Exception use, school (elementary, middle, or high), for more than 15 pupils and associated recreational facilities in the TR1-UBF (Transitional-Residential-1) zoning district shall be in substantial conformance with Sheet 1, Sheet 3, Sheet 5, and Sheet 7 (together comprising and herein referred to as the "Special Exception Plat") of the plan set entitled "HS-7 Dulles South High School and Elementary School, Goshen Road Assemblage, Special Exception Plat (SPEX 2010-0003), Zoning Map Amendment (ZMAP 2010-0001)", prepared by Bowman Consulting Group, Ltd., dated March 8, 2010, revised through September 23, 2010 (the "Plans") and the Revised 1993 Loudoun County Zoning Ordinance (the "Zoning Ordinance"). Approval of this application for a 23.24 acre portion of Tax Map /100////////54/ (PIN# 247-28-4151) and all of Tax Map /100///2////4/ (PIN# 247-17-3577), Tax Map /100///6////2/ (PIN# 247-17-8636), Tax Map /100///6////1/ (PIN# 248-47-9789), Tax Map /100////////31B (PIN# 248-47-8669), Tax Map /100///2////3/ (PIN# 248-47-8234), Tax Map /100///2////2/ (PIN# 248-37-9082), Tax Map /100///2////1/ (PIN# 248-37-9637), Tax Map /100////////33/ (PIN# 248-38-2718), and Tax Map /100////////36A (PIN# 248-48-6530), (the "Property"), shall not relieve the applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. **Uses Permitted.** This Special Exception grants approval for a High School use, Elementary School use, accessory uses and associated recreational facilities, as defined by the Zoning Ordinance, in the TR-1UBF (Transitional Residential-1) Zoning District. The cumulative total square footage of the High School and Elementary School buildings, exclusive of accessory uses and recreational facilities, shall not exceed 397,000 square feet.
3. **Period of Validity.** The special exception permit for High School use and Elementary School use shall be valid for a period of twenty (20) years from the date on which the Special Exception application is approved. Pursuant to and subject to the provisions of Section 6-1313 of the Zoning Ordinance, the period of validity is specifically approved for, and the special exception permit shall be valid for, a period of 20 years from the date of approval of this special exception.

4. **Lot Consolidation / Boundary Line Adjustment.** Applicant shall obtain County approval of, and record, a Boundary Line Adjustment Lot Consolidation to combine the Property into a single parcel prior to or in conjunction with first site plan approval for the Property.
5. **Public Utilities.** Public utilities shall be utilized and provided to the Property prior to, or in conjunction with, the issuance of the first occupancy permit for the Property.
6. **Transportation Improvements.** The following transportation and pedestrian improvements as depicted on Sheet 5 (Pedestrian Circulation Map) and Sheet 7 (Road Improvements Map) of the Special Exception Plat shall be open to traffic and public pedestrian use, as applicable, prior to, or in conjunction with the issuance of the first occupancy permit for the Property, unless otherwise noted in these conditions, and the following warrant studies shall be submitted prior to site plan approval as noted.
  - a. **Northstar Boulevard (Route 659 Relocated).** A two-lane section of the planned urban six-lane, median divided (U6M) minor arterial roadway known as Route 659 Relocated Northstar Boulevard ("Northstar Boulevard") from Tall Cedars Parkway south to Braddock Road (Route 620/ Route 705) including any additional construction necessary to tie existing Tall Cedars Parkway and Braddock Road into Northstar Boulevard . Such construction shall include necessary turn lanes required to meet VDOT and County standards.
  - b. **Braddock Road (Route 620/Route 705).** A two-lane section of the planned urban four-lane, median divided (U4M) major collector roadway known as Braddock Road from the end of existing pavement in the vicinity of Great Berkhamsted Drive west to Northstar Boulevard, (approximately 1000 feet), plus transitioning into the existing unpaved two-lane Braddock Road west of Northstar Boulevard.
  - c. **Braddock Road / Northstar Boulevard Intersection:**
    - i. Separate westbound right turn lane on Braddock Road to northbound Northstar Boulevard;
    - ii. Separate southbound left turn lane on Northstar Boulevard to eastbound Braddock Road;

d. Road "A":

- i. A two-lane undivided roadway connecting Goshen Road (Route 616) and Northstar Boulevard as shown on the Special Exception Plat as Road "A". Such construction shall include necessary turn lanes required to meet VDOT and County standards.
- ii. Warrant studies as required by VDOT for an all-way stop control (i.e. stop signs) at the Northstar Boulevard / Road "A" intersection shall be submitted prior to or in conjunction with first site plan approval. If subsequently warranted by VDOT, such all-way stop will be open to traffic prior to or in conjunction with the issuance first occupancy permit for the Property

e. Road "B":

- i. A two-lane undivided roadway connecting the Property and Northstar Boulevard as shown on the Special Exception Plat as Road "B". Such construction shall include necessary turn lanes required to meet VDOT and County standards.
- ii. Warrant studies as required by VDOT for an all-way stop control (i.e. stop signs) at the Northstar Boulevard / Road "B" intersection shall be submitted prior to or in conjunction with first site plan approval. If subsequently warranted by VDOT, such all-way stop will be open to traffic prior to or in conjunction with the issuance first occupancy permit for the Property.

f. Trails / Sidewalks.

- i. Northstar Boulevard. A ten foot (10') wide pedestrian trail along the east side of the two-lane section of Northstar Boulevard described in Condition 6(a) above between Tall Cedars Parkway and Braddock Road, as shown on Sheet 5 of the Special Exception Plat.
- ii. Road "A". A ten foot (10') wide multi-use trail along the south side, and a minimum five foot (5') wide sidewalk on the north side, of the two-lane section Road "A" described in Condition 6(d) above, and as shown on Sheet 5 of the Special Exception Plat.

- iii. Road B. A ten foot (10') wide multi-use trail along the north side, and a minimum five foot (5') wide sidewalk on the south side, of the two-lane section Road "B" described in Condition 6(e) above, and as shown on Sheet 5 of the Special Exception Plat.
- g. Crosswalks/Internal Sidewalks and Trails/Off-site trail:
- i. Subject to VDOT approval, pedestrian crossings as depicted as "Crosswalk" on Sheet 5 of the Special Exception Plat and shown on all site plans.
  - ii. On-site pedestrian circulation network in conjunction with the construction of each school north and south of the Phase Line depicted on Sheet 5 of the Special Exception Plat.
  - iii. In lieu of construction of the ten foot (10') wide multi-use trail south of the high school parking lot within the area shown on Sheet 5 of the Special Exception Plat as "C.D. Smith (Proffered Public Park)", prior to, or in conjunction with, the issuance of the first occupancy permit for the Property, a cash contribution shall be made to the Loudoun County Board of Supervisors (the "County"), or to such person as directed by the County, in the amount of \$9,778.00 to be used for the future construction of the trail when the public park is developed or for other regional pedestrian improvements in the vicinity of the Property. The amount of such payment shall be adjusted annually from the base year of 2010 and shall be adjusted effective each January 1<sup>st</sup> thereafter, based on the Consumer Price Index (CPI-U) for all urban consumers, 1982-1984=100 (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics.
- h. Public Park Parking Lots. Prior to, or in conjunction with, the issuance of the first occupancy permit for the Property, a cash contribution in the amount of \$40,319.00 shall be made to the County, or to such person as directed by the County, to be used for the future construction of public parking areas north and south of Road "B" within the areas shown on Sheet 5 of the Special Exception Plat as "C.D. Smith (Proffered Public Park)" (*reference ZMAP 2002-0003, C.D. Smith, proffer V.B.3.*) when a public park is developed or for other regional public park improvements in the vicinity of the Property. The amount of such payment shall be adjusted annually from the base year of 2010 and shall be adjusted effective each January 1<sup>st</sup> thereafter, based on the Consumer Price Index (CPI-U).

- i. Off-site Right-of-Way / Easements. If off-site right-of-way and/or an easement(s) are needed for any of the transportation or pedestrian improvements specified in these conditions, the Applicant shall make a good faith effort to acquire or obtain dedication of same at fair market value. Where, after good faith efforts, necessary right-of-way and/or easement(s) cannot be obtained either by voluntary dedication or through purchase by the Applicant, then the Applicant shall request the County to acquire such right-of-way and/or easement by appropriate eminent domain proceedings, with all costs associated with such eminent domain proceedings to be borne by the Applicant, including, but not limited to, the land acquisition costs and appraisal fees. The initiation and prosecution of such eminent domain proceedings shall be solely within the discretion of the County.
  - j. Bus Use of Unpaved Sections of Goshen Road. The Loudoun County Public Schools Bus Transportation Division will restrict school bus usage of the unpaved portion of Goshen Road north of the Property to the pick-up and drop-off of students residing on that segment of road unless traffic conditions otherwise require use of the unpaved section. The school district shall provide information to parents, students who drive to school, and school staff regarding travel routes to the schools which will avoid the unpaved portions of Goshen Road.
7. Lighting. Site lighting shall conform to Section 5-1500 of the Zoning Ordinance and Sections 7.110 and 7.120 of the Facilities Standards Manual (FSM). The following standards shall also apply:
- a. Light Fixtures. Exterior building lighting and parking lot lighting shall be full cutoff and fully shielded and shall direct light downwards and into the interior of the Property and away from surrounding public roads and properties.
  - b. Exterior Building Lighting. Exterior building lighting attached to the High School, Elementary School and accessory use buildings, including security lighting, shall not exceed a maximum average illumination of five (5) foot-candles at grade level unless otherwise required by law, ordinance, or regulation.
  - c. Parking Lot Lighting. Parking lot lighting shall not exceed a maximum average illumination of two (2) foot-candles at grade level. Parking Lot Lighting shall be turned off within one hour following the end of evening activities, or by 11 p.m., whichever occurs first.

- d. Athletic Field Lighting. Athletic Field Lighting shall be in accordance with Section 5-1504 of the Revised 1993 Loudoun County Zoning Ordinance and shall be limited to the High School stadium and High School baseball and softball fields. Such lighting shall be directed inward and downward toward the fields and shall incorporate a reflector technology system that directs light onto the field and minimizes glare and spillage onto adjacent residential uses. Athletic Field Lighting shall be turned off within one hour following the end of evening activities, or by 11 p.m., whichever occurs first.
  - e. Height of Light Fixtures. The mounting height of any exterior light fixture shall not exceed 20 feet, except for light poles for athletic fields, which shall not exceed 80 feet in height. Height shall be measured from the ground to the bottom of the light fixture.
8. **Noise.** Installation and use of an outdoor public address system shall be limited to the High School stadium and the High School baseball and softball fields. Noise emanating from the public address system shall not exceed 60 dBA at the western and southern Property boundary. Use of the public address system shall be prohibited after 11 p.m. and before 8 a.m.
9. **Architectural Design Elements.** The High School and Elementary School building designs shall avoid the use of continuous plane building surfaces and wherever practicable break up large building segments into smaller segments through the use of fenestration and setbacks. The Applicant shall incorporate the following design elements:
- a. Classroom Areas. Classroom areas shall contain double hung and sliding windows to break up building facades.
  - b. Building Accent Materials. School building accent materials shall include horizontal bands around the building to provide architectural interest.
  - c. Roof Materials. Roofing materials shall include a standing seam metal roofed canopy along the front of the High School building to break up building facades.
  - d. A written summary of the applicant's compliance with this Condition 9 shall be submitted prior to or in conjunction with first site plan approval for the Special Exception uses.

10. **Stormwater Management.** The Applicant shall provide a minimum of two (2) Low-Impact Development (LID) design measures in the general locations shown as "Potential SWM/BMP Facility" and "Potential BMP/Biorention Facility" on Sheet 3 of the Special Exception Plat. In designing such facilities, the Applicant shall consult with the Department of Building and Development to identify, and shall implement LID measure(s) deemed likely to be effective based on the physical characteristics of the Property. Where ponds are proposed, such ponds shall be detention ponds (wet ponds) or enhanced extended-detention basins or similar facilities, and shall be maintained in accordance with the County's Stormwater Management Ordinance, currently set forth in Chapter 1096 of the Codified Ordinances of Loudoun County. The LID measure(s) will be designed and implemented in accordance with applicable provisions of the FSM.
11. **Bus Parking Area - Oil / Water Separator.** Stormwater runoff from school bus parking areas shall be routed to an oil and water separator for treatment prior release onto the Property. The oil and water separator shall be installed and operational prior to, or in conjunction with the issuance first occupancy permit for the Property
12. **Buffering and Screening.** Planting Enhancements shall be provided adjacent to the High School Bus Loop and Entrance Area and within side and rear yard buffers as depicted and described on Sheet 3 of the Special Exception Plat. A landscaped berm shall be provided along the south side of the High School Parking Area as depicted and described on Sheet 3 of the Special Exception Plat.
13. **Reforestation Area.** Within the area identified on Sheet 3 of the Special Exception Plat as "Reforestation Area", prior to first Occupancy Permit, the Applicant shall install supplemental plantings consistent with the "Reforestation Parameters" described on Sheet 3. The size, amount, and species of the supplemental plantings shall be determined in consultation with the County Urban Forester. The Applicant shall utilize native species for new plant material, as determined in consultation with the County Urban Forester, to the maximum extent possible. All required supplemental plantings and existing trees shall be depicted on site plans for the Property.
14. **Tree Save Area.** Within the area identified on Sheet 3 of the Special Exception Plat as "Tree Save Area," the Applicant shall preserve healthy trees consistent with the "Tree Save Narrative" described on Sheet 3.
15. **Emergency Thru Access.** The segment of Goshen Road crossing the Property shall remain passable and available to emergency vehicles until such time as Road "A", Road "B" and Northstar Boulevard as described in Condition 6 above are open to traffic. The Applicant shall work with the County Office of Fire, Rescue and Emergency Management and Sheriff's office to determine the appropriate barricade that will allow ready access to emergency vehicles.